



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**



AVAILABLE FOR LEASE

40 MEDIA DRIVE

QUEENSBURY, NY 12804

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Highlights:

- [Click to view virtual tour](#)
- Up to 33,000± SF of Class A office space available
- Excellent commuter location
- Located directly off of Exit 18 of the Adirondack Northway (I-87)
- Easy access to Washington County, Saratoga County, Glens Falls Central Business District, and Warren County Airport
- Ample & convenient on-site parking
- Close proximity to banks, restaurants, hotels, cafes, shopping, medical services and other local amenities

Building Features:

Address:	40 Media Drive Queensbury, NY 12804	Parking:	425± Private Spaces
County:	Warren	Year Built:	2007
Total Building SF:	66,008± SF	Tax ID:	309.10-1-82.1 & 309.10-1-33.12
Available SF:	33,000± SF (2 nd Floor)	Zoning:	MS
Property Type:	Commercial	Stories:	2
Land Use:	Professional Office	Generators:	(3) C15/400Kw, diesel
Acres:	6.75±	Utilities:	Water: Municipal Sewer: Municipal

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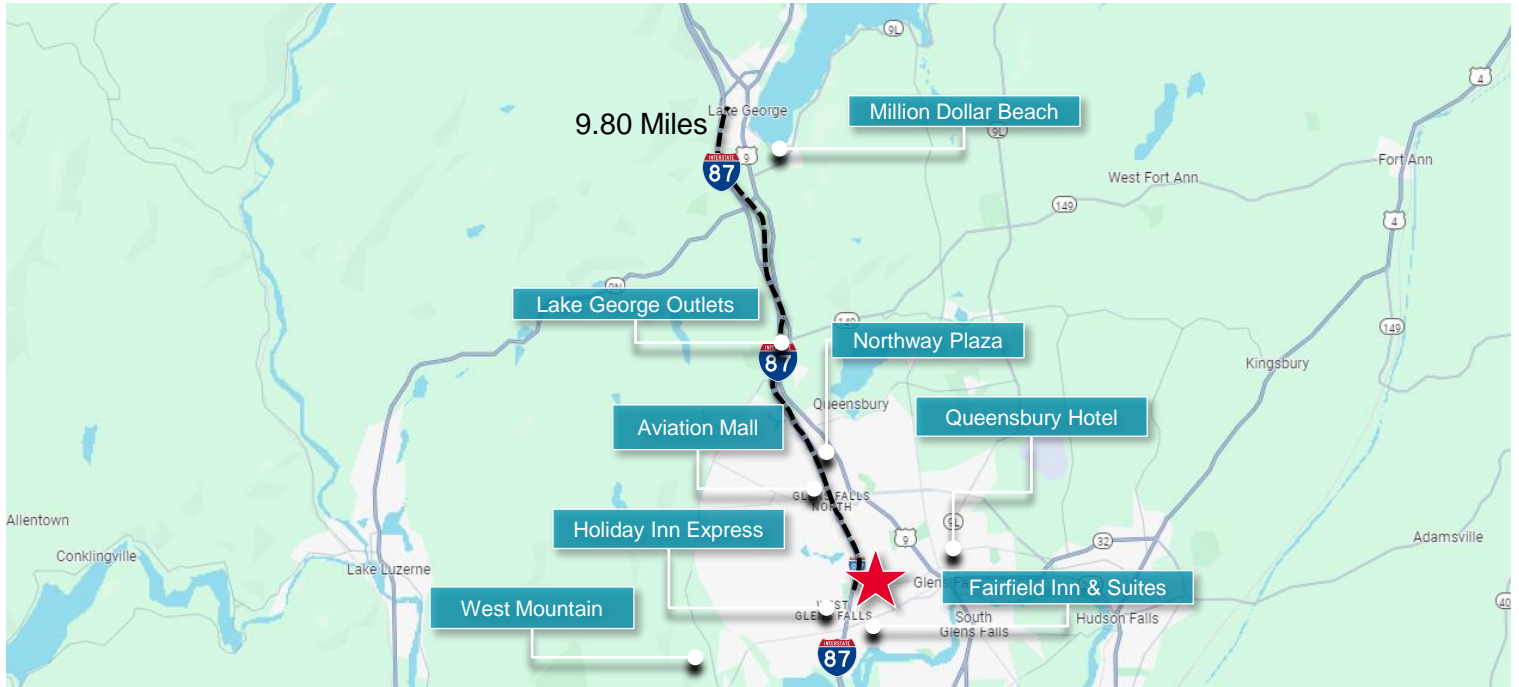
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Location Map



Aerial Map



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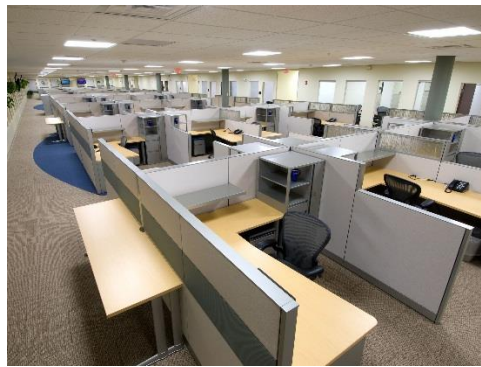
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Property Photos



For further information, contact:

JEFFREY D'AMORE, SIOR

Executive Director

Real Estate Broker

+1 518 954 9160 (mobile)

jdamore@pyramidbrokerage.com

PETER W. STRUZZI, SIOR

President

Principal Real Estate Broker

+1 518 229 6795 (mobile)

pstruzzi@pyramidbrokerage.com

40 British American Blvd.
Latham, NY 12110

Main +1 518 489 9199

Fax +1 518 489 3492
pyramidbrokerage.com

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